



City of Columbus
Mayor Michael B. Coleman

University Area Review Board

109 North Front Street, First Floor
Columbus, Ohio 43215-9031
(614) 645-6096 (614) 645-1483 fax

MEETING SUMMARY

January 27, 2011

Northside Branch Library

1423 North High Street

6:30pm - 8:50pm

Ted Goodman, Frank Petruziello, George Kane, Brian Horne, Doreen Uhas-Sauer

Pasquale Grado, Bill Graver

A.

Approval of Minutes

motion
motion by
vote

To approve the March Meeting Summary as submitted

Ms. Uhas-Sauer/ Mr. Kane

5-0 to Approve

B.

Applications for Certificate of Approval

1.

applicant:
to be reviewed:
6:50 - 7:35

36 Norwich Avenue

Barry Jardine (Architect), Wayne Garland (Owner)

building and site

Buckeye Real Estate Office

Mr. Ferdelman presented several slides and reviewed the facts of the application. The Board and applicant discussed the stained glass windows. Mr. Jardine discussed the changes in the drawings, specifically the 20 gauge metal panel system. The Board and Applicants discussed the materials and construction details. The Board and Applicant agreed that the foam system should be eliminated if possible and that concrete should be used in the areas discussed. Mr. Petruziello questioned the purpose of the roof over the entryway. Mr. Jardine described how the roof helped mask the transition from stone to another material above. Mr. Goodman requested that the material above should be glass. Mr. Garland agreed to remove the canopy over the entryway and use glass for the wall in the Receptionists area. Mr. Kane offered an option were the canopy remained but set lower on the West wall, below the existing gutter. Mr. Goodman stated that the plans had advanced but were not complete enough for a COA. Mr. Ferdelman requested an elevation of the West wall of the entryway. Mr. Horne suggested a consistency of concrete on the first floor and metal panels on the second.

Things to consider:

notes

- **The first floor should be done in concrete; the second floor can be clad in the metal panels.**
- **The wall above the entry door should be all glass; the canopy over the entry area should be lowered below gutter on West wall.**
- **A full set of drawings with details worked out including the West wall of the entryway.**

motion

To approve the modification of the existing stain glass windows as shown in Exhibit A, to remove the religious iconography with new leaded glass.

motion by

Mr. Petruziello / Ms. Uhas-Sauer

vote

5-0 to Approve

2.	48 East 15th Avenue	Apartments
applicant:	Barry Jardine (Architect), Wayne Garland (Owner)	
to be reviewed:	front elevation	
7:35 – 7:50		

Mr. Ferdelman presented several slides and reviewed the facts of the application. Mr. Garland discussed the windows and other site modifications that would be necessary to convert the building back to residential. The Board and applicant discussed the replacement windows.

motion	To approve the changes to the site and building, including the front door, side door and windows on the condition: <ul style="list-style-type: none"> • That the replacement windows shall have two (2) over one lights on the ground floor and four (4) lights over one lights on the upper floors.
motion by vote	Mr. Kane / Mr. Petruziello 5-0 to Approve

3.	1470 Neil Avenue	Rooming House
applicant:	Mike Stickney (North Steppe Realty)	
to be reviewed:	deck and stairs	
7:50 – 8:10		

Mr. Ferdelman presented several slides and reviewed the facts of the application. Mr. Stickney described the changes to the plan and additional details. The Board discussed the errors in the drawings. Mr. Goodman commented that the stairs as drawn are not to code. Mr. Goodman stated that the drawings should reflect how the deck will actually look and be constructed, these drawings are in adequate. Mr. Kane concurred and stated that the Building Department will have the same questions. Mr. Horne questioned the construction details, they lack the details. Mr. Stickney stated that the contractor would work most of these problems out on site. Mr. Petruziello replied that that is not an adequate response to this Board or for the Plans Examiners at the City. Mr. Goodman reiterated that the drawings will help resolve issues now, before they are constructed. Mr. Stickney asked for a conditional approval. Mr. Kane objected to the idea that the approval could be made with too many issues to be worked out. Mr. Horne agreed with Mr. Kane's stance. Mr. Petruziello stated that he could not vote to approve the proposal as submitted. Mr. Goodman summarized the concerns.

notes	Things to consider: <ul style="list-style-type: none"> • Drawings that are coordinated – Plan, Section & Elevations. • Drawings that truly reflect how the deck will look and be constructed. • Agreement of structural details to the Elevations.
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4.	1944 North High Street	North Steppe Realty Office
applicant:	Mike Stickney (North Steppe Realty)	
to be reviewed:	awnings and signage	
8:10 - 8:20		

Mr. Ferdelman presented several slides and reviewed the facts of the application. The Board and Applicant discussed the use of color on the awnings and columns; the Board was fine with red or black.

motion	To approve the awnings as presented on the condition: <ul style="list-style-type: none"> • That the awning shall wrap the corner, but end at the eastern edge of the storefront. • That the exiting wall sign shall be removed. • That the fasteners and other debris on the façade shall be removed. • That color samples shall be sent to staff for the columns and awning fabric. • That shop drawings be sent to staff for review and approval.
motion by vote	Mr. Kane / Mr. Petruziello 5-0 to Approve

5.	1434 North High Street	High-Up
applicant:	Kelly O'Brien (DaNite Sign Co), Muhammad Mustafe (Owner)	
to be reviewed:	signage	
6:30 – 6:50		

Mr. Ferdelman presented several slides and reviewed the facts of the application. Mr. Mustafe described the ideas behind the sign. Mr. Goodman asked whether the all red sign was the final proposal. Mr. Mustafe stated that the all red sign was the preferred sign. Mr. Petruziello stated that he preferred just re-facing the sign. Mr. Kane expressed concern over the recent painting of the building facade, the white sign board over the storefronts was better than the blue. Mr. Mustafe stated that the building owner was the one responsible for painting the facade. Mr. Petruziello stated that the red sign will not read very well off the blue, the white background would be preferred.

motion	To approve the application for a projecting sign as submitted, on the condition:
	<ul style="list-style-type: none">• That the sign cabinet and sign face be in the color red.• That the applicant suggest to the property owner to repaint the sign band white as it had previously been.
motion by vote	Mr. Petruziello / Mr. Kane 5-0 to Approve

6.	1644 North High Street	Weenies
applicant:	Denny Clark, Greg Hanbaum (Branham Sign Co)	
to be reviewed:	signage	
8:20- 8:32		

Mr. Ferdelman presented several slides and reviewed the facts of the application. Mr. Hanbaum explained the details of the sign. Mr. Horne voiced his approval of the sign. Ms. Uhas-Sauer expressed concern regarding the paint below the deck and on the soffit, but the sign is good. Mr. Kane stated support of the sign. Mr. Petruziello asked whether the fork could bend a little to give the sign some more dimension. Mr. Hanbaum stated that he would look into it. Mr. Horne asked for the thickness of the sign. Mr. Hanbaum stated that the sign would be ½" thick. Mr. Petruziello stated that the sign should be made of two panels that are sandwiched to a frame. Mr. Ferdelman questioned the connection from the horizontal supports to the sign panel; the supports would be wider than the sign panel. Mr. Petruziello questioned whether the sign as drawn would withstand a strong wind.

motion	To approve the application for a projecting sign and soffit sign as submitted, on the condition:
	<ul style="list-style-type: none">• That the sign on the soffit be approved as drawn without painting the soffit itself.• That the projecting sign be composed of two panels attached to the frame.• That the up lights shall be LED.• That no exposed wiring be used.• That the area under the deck shall not be painted.• That the shop drawings be submitted to staff for review and approval.
motion by vote	Mr. Kane / Mr. Uhas-Sauer 5-0 to Approve

7.	20 East 11th Avenue	Student Legal Services
applicant:	Jim Dreiss (Jim Dreiss Architect, LLC)	
to be reviewed:	storefront	
8:32 – 8:50		

Mr. Ferdelman presented several slides and reviewed the facts of the application. Mr. Dreiss presented his drawings and discussed the scope of the modifications. The Board and Applicant discussed the details of the storefronts and windows.

motion	To approve the application for a new storefront and windows as submitted.
motion by	Mr. Petruziello / Mr. Kane
vote	5-0 to Approve

C. Staff Issued Certificates of Approval

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|---|--------------------------------------|------------------------|
| • | 1680 Summit Street | flat roof replacement |
| • | 1782 North High Street | flat roof replacement |
| • | 426-428 East 16 th Avenue | entry door replacement |

D. Board Approved Applications Issued Certificates of Approval

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|---|--|-----------------------------|-------------------|
| • | 93-95 East Woodruff Avenue
(Multi Family Residence - Porches) | porches approved 11/18/2010 | issued 01/07/2011 |
| • | 2685 N. High St.
(Turkey Hill – Sign Relocation) | signs approved 12/26/2010 | issued 01/04/2010 |

E. Next Meeting

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| • | Thursday February 27, 2010 / 6:30pm / Northside Branch Library / 1423 North High Street |
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